

Zoning Board of Adjustment Meeting

April 27, 2004

The April 27, 2004 regular called meeting of the Zoning Board of Adjustment was held in the Council Chambers of the City Hall of Round Rock located at 221 E. Main Street. With a quorum present, Vice-Chairman Terry Hagood called the meeting to order at 5:30 p.m. Present for roll call, were Board Member John Moman, Board Member Carol Hearn, Board Member Dan Garcia, Alternate Board Member Rainer Ficken. Absent from the meeting was Chairman Keith Hickman. Staff included Jim Stendebach, Director of Planning, Nicole Crutchfield, Senior Planner, Bernadette Hayes, Senior Planner and Kathy Miller, Administrative Assistant.

3. Briefing of Procedures

Jim Stendebach, Director of Planning provided a briefing regarding the requirements for granting a Variance or approving a Special Exception case. A Zoning Board of Adjustment Handbook which was provided by Legal was distributed to Board Member regarding the procedures for the Zoning Board of Adjustment responsibilities.

4. Approval of the September 18, 2003 regular meeting minutes.

Board Member Dan Garica moved to approve the minutes of the September 18, 2003 regular called meeting, Alternate Board Member Rainer Ficken seconded the motion. The motion carried unanimously.

5. VARIANCES: PUBLIC HEARING/DISPOSITION:

5.A. Consider public testimony regarding an application filed by Philip A. Hogue for a variance to the Zoning Ordinance. The variance is regarding the placement of an accessory building in the street yard and to allow the height of the wooden fence to change from 3 feet to 8 feet. The subject property is described as Lot 9, Block L of Cimarron Section Six Subdivision as recorded in the Official Records of Williamson County, Texas, Cabinet D, Slide 59, known as 2100 Creekview Dr., application no. 04-001-ZBA.

Vice Chairman Terry Hagood opened the public hearing at 5:35 P.M. Philip A. Hogue, the applicant was not present at the meeting.

Nicole Crutchfield Sr. Planner, presented the staff analysis, and the staff recommendation with the following conditions:

1. Install small trees and shrubs along the new fence, for additional screening.
2. Move the shed approximately 6 feet toward the house.
3. A fence will be required.

Alternate Board Member Rainer Ficken moved to approve the variance with the following conditions.

1. Install small trees and shrubs along the new fence, for additional screening.
2. Move the shed approximately 6 feet toward the house.
3. Install a 6 foot fence.
4. If a gate is desired, only a man gate along Creekview Dr. with a maximum width of 36 inches will be permitted.

The public hearing was closed at 5:39 P.M.

5.B. Consider a motion regarding the application for a variance to the Zoning Ordinance, for the placement of an accessory building in the street yard and to allow the height of the wooden fence to change from 3 feet to 8 feet at 2100 Creekview Dr., application no. 04-001-ZBA.

Board Member John Moman seconded the motion.

The vote was: Vote: Ayes: Rainer Ficken (Alt)

John Moman

Dan Garcia

Carol Hearn

Motion carried unanimously.

5.C. Consider public testimony regarding an application filed by Jay Robinson for a variance to the Zoning Ordinance. The variance is to permit the placement of a single-family home on a two-family zoned lot, to permit a one-car garage, and to permit the street side setback to be 10 feet. The subject property is described Lot 18A, Block K of the Windy Park, Section Two - Revised Subdivision as recorded in the Official Records of Williamson County, Texas, Cabinet I, Slide 232-234, known as 1500 Parkfield Circle, application no. 04-002-ZBA.

Vice Chairman Terry Hagood opened the public hearing at 5:55 P.M.
Jay Robinson was present for questions regarding his application for a variance to the Zoning Ordinance.

Bernadette Hayes Sr. Planner, presented the staff analysis, with the staff recommendation to allow a single family use in a two family zoning district, allow a one car garage, allow a reduction of the side setback to 10 feet.

The public hearing was closed at 5:58 PM.

5.D. Consider a motion regarding the application for a variance to the Zoning Ordinance, to permit the placement of a single-family home on a two-family zoned lot, to permit a one-car garage, and to permit the street side setback to be 10 feet at 1500 Parkfield Circle, application no. 04-002-ZBA. Board Member John Moman moved to approve the variance, Alternate Board Member Rainer Ficken seconded the motion.

The vote was: Vote: Ayes: Rainer Ficken (Alt)

John Moman

Dan Garcia

Carol Hearn

Motion carried unanimously.

5.E. Consider public testimony regarding an application filed by Jay Robinson for a variance to the Zoning Ordinance. The variance is to permit the placement of a single family home on a two-family zoned lot and to permit a one-car garage. The subject property is described as Lot 6A, Block L of the Windy Park Section Two – Revised Subdivision as recorded in the Official Records of Williamson County, Texas, Cabinet I, Slides 232-234, known as 1635 Parkfield Circle, application no. 04-003-ZBA.

Vice Chairman Terry Hagood opened the public hearing at 6:05 P.M.

Jay Robinson was present for questions regarding his application for a variance to the Zoning Ordinance.

Bernadette Hayes Sr. Planner, presented the staff analysis, with the staff recommendation to allow a single family use in a two family zoning district, allow a one car garage, allow a reduction of the side setback to 10 feet.

The public hearing was closed at 6:07 P.M.

5.F. Consider a motion regarding the application for a variance to the Zoning Ordinance, to permit the placement of a single-family home on a two-family zoned lot and to permit a one-car garage at 1635 Parkfield, application no. 04-003-ZBA.

Vice-Chairman Terry Hagood asked if these variances could be resolved at a staff level.

Jim Stendebach replied that a variance request is required to be presented to the Zoning Board of Adjustment. It is a legal action and staff does not have the authority to grant a variance.

Board Member Dan Garcia moved to approve the variance as staff recommended, Board Member Carol Hearn seconded the motion.

The vote was: Vote: Ayes: Rainer Ficken (Alt)

John Moman

Dan Garcia

Carol Hearn

Motion carried unanimously.

6. NEW BUSINESS

None

7. PLANNER REPORT AND BOARD MEMBER COMMENTS

None

8. ADJOURNMENT

Being no further business the meeting was adjourned at 6:10 PM.

Respectfully Submitted,

Kathy Miller
Administrative Assistant

